

SEND TAX NOTICE TO:

(Name) Julia Kathy Hosmer

(Address) 3067 Old Stone Drive
Birmingham, Alabama 35242

This instrument was prepared by
(Name) William H. Halbrooks
(Address) 704 Independence Plaza
Form TICOR 5100 1-84
WARRANTY DEED—TICOR TITLE INSURANCE

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty-Three Thousand Two Hundred Fifty and no/100---Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Angelo J. Bruno and wife, Ann M. Bruno

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Julia Kathy Hosmer

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 32A, Block 2, according to the Resurvey of the Town of Adam Brown, Phase 2, as recorded in Map Book 9, Page 89, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Minereal and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

BOOK 328 PAGE 244
\$ 133,250.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
91 FEB -5 PM 3:03
James R. Hardin
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for ~~MYSELF~~ (ourselves) and for ~~MY~~ (our) heirs, executors, and administrators covenant with the said GRANTEE, their heirs and assigns, that ~~MY~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and ~~MY~~ (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 22nd day of January, 1991

1. Dead Tax	<u>10.00</u>	
2. Mtg. Tax	<u>3.50</u>	
3. Recording Fee	<u>3.00</u>	(Seal)
4. Indexing Fee	<u>1.00</u>	
5. No Tax Fee	<u>1.00</u>	
6. Certified Fee	<u>1.00</u>	(Seal)
Total	<u>16.50</u>	(Seal)

Angelo J. Bruno (Seal)
Angelo J. Bruno
Ann M. Bruno (Seal)
Ann M. Bruno

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Angelo J. Bruno and wife, Ann M. Bruno whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of January, A. D., 1991

James R. Hardin
Notary Public